

# Preliminary Assessment Report

## Project 3029091, 1330 N 90TH ST

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**Assessment Completed:** 8/24/2017

**Project Description:** To erect ten (10) field lighting poles around existing school play field. Install new electric equipment cabinet on concrete pad.

**Primary Applicant:** [Chester Weir](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### SDCI Drainage Requirements

Matthew Bateman, (206) 615-1229, [Matthew.Bateman@Seattle.gov](mailto:Matthew.Bateman@Seattle.gov)

#### SDCI Land Use Requirements

Travis Saunders, (206) 386-1357, [Travis.Saunders@Seattle.gov](mailto:Travis.Saunders@Seattle.gov)

#### SDCI Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, [Kathleen.Wilson@seattle.gov](mailto:Kathleen.Wilson@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Rachel Huck, [Rachel.Huck@seattle.gov](mailto:Rachel.Huck@seattle.gov)

#### Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: **N 90th St / N 92nd St**

Sanitary sewer main size: **12" / 8"**

Storm drainage main location: **Private Storm Main Onsite (48" Conveys Densmore Creek)**

Storm drainage main size: **36", 48"**

Other location: **N 90th St (King County Sewer)**

Other size: **30"**

#### **Drainage**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system** (Onsite storm drains)

#### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Sewer**.

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system**. Onsite storm drains.

### **SDCI Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

##### **N 90TH ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

##### **N 92ND ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

##### **STONE AVE N**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## **WALLINGFORD AVE N**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### **Notes to Applicant**

Please see Land Use requirements in the PAR for project 3015479.

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

### **ECA Mapping Unit and Type**

This project site appears to include the following ECAs and/or buffers:

Riparian management area

### **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

### **Inspectors Notes**

Site has an existing drainage system.

### **Standard Submittal Requirements for Projects in an ECA**

Show 100-foot riparian management area on plans

**Note:** No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to SMC [25.09.200](#) for more information.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **N 90TH ST**

Other requirements: Power for the new lighting must come from the existing electrical service to the site per SCL's "one site-one service" rule. For clarification and advice, please contact your Electrical Service Representative.

### **Notes to Applicant**

To ensure that the existing service at the site can provide for the improvements and addition, please provide new electrical load information to City Light. For SCL-related electrical advice or consultation, please contact your Electrical Service Representative well in advance. Your Electrical Service Representative is: Patty Breidenbach, 206-684-4795, [patty.breidenbach@seattle.gov](mailto:patty.breidenbach@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **Existing conditions review**

Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual (ROWIM) [4.25](#) for additional transit zone enhancements.

## **City planning context**

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). In-street bike facility planned on N 90th St and Wallingford Ave N. Neighborhood greenway planned on Stone Ave N.

## **Street Improvement Requirements** **N 90TH ST**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

## **N 92ND ST**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

## **STONE AVE N**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

## **WALLINGFORD AVE N**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business

licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).